

## BUSINESS PROPERTY ATTRACTS BUYERS

### West Houston Street Building Changes Hands for First Time Since 1831.

Wm. A. White & Sons sold for the estate of Uriah J. Smith, deceased, represented by Alexander Barkley, the five story store and loft building at 78 West Houston street, 21,575. This is the first transfer of the property to any one outside of the family since 1831. It has been purchased by an investor.

D. Karpman & Son, Inc., sold for Harris and Maurice Mandelbaum, Fisher and Irving Lewine and Leonard Wolf the five story building, 25x55, at 704 Third avenue, near the Grand Central Terminal, to Meyer Pascal Pascals, a department store, the tenant. The property was originally purchased at the Astor sale.

The 425 West Nineteenth Street Corporation sold to Z. D. Berry the four story garage, 425 and 430 West Nineteenth street, 50x25.

J. Edgar Leacock & Co. sold for the Lewis M. Rutherford estate the five story building, 55 East Broadway, being the first transfer of the property in more than fifty years.

Porter & Co. sold for the estate of Mary G. Plonkey, Clarence H. Kelsey, administrator, to the National Family Laundry Service Corporation, Inc., 110 South street to the Bever Fish Company; also the third floor at 77 Pine street to Everett V. Abbott, attorney.

Albert B. Ashforth, Inc., leased office space in 220 Broadway to Gustave A. Wuerfel.

Hagstrom-Cullen Company leased for the General Synod of the Reformed Church in America to A. G. Hancock, the three story building at 124 West Broadway, adjoining the corner of Broadway.

Wm. A. White & Sons, with D. B. R. Chapman, leased store and basement in 68 Fulton street, to Henry Sturman.

Wm. Crutcher & Son, Inc., leased for Everett H. Hakes, the building at 110 South street to the Bever Fish Company; also the third floor at 77 Pine street to Everett V. Abbott, attorney.

Albert B. Ashforth, Inc., leased an apartment in 124 West Fifty-fifth street to Eric Kelson and in 21 East Sixty-sixth street to Fred F. French Co. to Frederick A. Ross.

Roman-Cullen Company leased for the Atlantic Macaron Company and Cross & Brown, as agents, for a long term to M. Schleisinger, Inc., manufacturers of fine furniture, a lot of 27,000 square feet in the new building on Vernon and Harris avenues, Long Island City.

Baroness Sells Huge Sand Bank. George Howe has sold for the Baroness de Graffenried a tract of land containing about 1,000,000 cubic yards of sand and gravel near the Albany Post road at Croton on the Hudson. The property is 300 feet from the Hudson River and the sale includes rights under the New York Central Railroad to the large docks belonging to the same owner. The purchaser, a large sand and gravel corporation of this city, plans to install machinery at once for removal of the sand by boat. The property was held at \$165,000 and had been in the family since the grants of King George III.

In the Dwelling Market. Merit Realty Corporation, Marcus L. Oak, president, sold to John O. Matthews the three story dwelling at 136 West 125th street, 25x100. The purchaser will improve the property and use it in part for his own residence. The broker was David Pfeiffer.

Mahvilich & Co. resold for Julia Dilbeck the three story dwelling at 45 East 125th street, 20x100, to Mary A. Brown.

D. H. Souley & Co. sold for Harry C. Bosman the three story dwelling at 69 West 125th street, 27x110.

Wm. A. White & Sons sold for Mrs. William L. Turner the four story dwelling at 75 East Fifty-fifth street, 16x52.

Dunlap & Lloyd, Inc., sold for Mrs. Annie Cady the four story dwelling at 448 West Twentieth street to Miss Eva Nesbitt, who will remodel it for own occupancy.

Leased With Purchase Option. Maurice Mandelbaum of the Mandelbaum and Lewine group of operators, explained yesterday that his announcement of the sale of the Sampson Building at 62 Wall street to Harry L. Allen had been misunderstood by the newspapers. He said the sellers merely disposed of their contract for the lease of the building with an option to purchase.

This explanation was made when Mr. Mandelbaum's attention had been called to a statement issued by the United States Trust Company of New York trustees of the estate of Adelle Livingston, to the effect that the option of purchase had never been exercised by the Mandelbaum-Lewine group. William S. Sussman was the broker in the sale of the contract to Mr. Allen on Tuesday.

I. PORTMAN BUYS BELVEDERE. The West Broadway-Leonard Corporation, I. Portman, president, bought from the Gluck Realty Company the Belvedere, a six story elevator apartment house at the southwest corner of Edgecombe avenue and 150th street, valued at \$225,000 and returning annually about \$40,000. McDowell & Byrnes were the brokers.

Dyck Realty Company sold to the A. C. & H. M. Hall Realty Company the five story apartment at the southeast corner of Broadway and 26th street, 10x22 1/2.

Abraham and Jacob H. Morris sold to Clio Guerra the six story tenement at 230 and 252 Mulberry street, 50x57.

Deals Revealed in Transfers. Thomas F. Shea sold to Ray Cohn the six story tenement at 93 Henry street, 25x100.

Lotta A. Moran resold to Emma Grisdale the three story dwelling at 156 West Sixty-third street, 16x100.

Catharine Hassett sold to Arthur D. Hanagan the three story dwelling at 105 West Eighty-seventh street, 16x100.

## CITY REAL ESTATE.

**F. & G. PFLOMM, REAL ESTATE,**  
1333 Broadway, at 35th St.  
Management of Business Properties a Specialty.

**SPEAR & CO.,**  
COMMERCIAL PROPERTY,  
840 BROADWAY,  
STUYVESANT 9027.

Above 14th St. to 30th St. (Inclusive),  
East River to North River.

**ESTATE MUST SELL**  
Gramercy Park section: 4 story imposing elevator apartment. Leased \$19,000. Price \$115,000.

Also two choice dwellings. Gramercy Park section. Immediate possession. Quick offer solicited.

**John Finck, Executor, 198 Broadway**  
Above 50th St.—54th Av. to East River.

**East 75th St.**  
Bet. Lexington & 3rd Aves.  
Several Old Houses  
At Low Prices

For a Community Development  
16 to 20 ft. wide  
\$26,000 to \$30,000  
Five Already Sold and Altered.

**Douglas L. Elliman & Co.**  
15 East 49th Street  
Bet. 5th & Madison Aves. Plaza 9200.

**HARRIS, VOUGHT & CO.**  
6 E. 4th St. Tel. Vanderbilt 31.

Borough of Manhattan—Miscellaneous.

**PRIVATE HOUSE SUGGESTION**  
Cheaper than paying rent

Adjoining Fifth Avenue, a modern five story American basement, with a five story extension, three master's and seven servants' rooms, three baths, elevator and in excellent condition. Modern in every way. Price \$25,000.

Other properties by request.

**PEASE & ELLIMAN**  
340 Madison av. Tel. Murray Hill 6200.

Borough of Brooklyn—Sale or Rent.

**A. J. Waldron** Homes & Investment Properties, 1133 Bedford av., Bklyn.

**FLATBUSH** Homes, 1521 Corvelon Road, Geo. W. Egbert, Tel. 1st Flat.

Borough of Queens—Sale or Rent.

**A Real Opportunity**  
Builder, Investor or Speculator

\$65,000 will buy 100 lots, including two fine houses, one 13 room and bath and garage, the other 8 rooms and bath; these properties are located in the best sections of Elmhurst, in Corona and Winfield; properties are worth \$145,000; mortgages are \$50,000. Address E. D. S., Box 41, Manhasset, L. I.

**Great House Bargain**  
Owner sacrifices house, large plot, wide boulevard; fine surroundings; near station; 10 room house, 3 baths, electricity, artistic decorations; fireplace, tiled bath and kitchen, parquetry. Garage space. \$1,000. 5 story brick and stone.

**PHONE HOLLS 6515**

**HOUSE LOTS** SEVEN-MURRAY CO., 370 Fulton St., Jamaica.

**REAL ESTATE—OUT OF CITY.**  
Long Island—Sale or Rent.

**A Real Home For a Family**  
At Great Neck, 25 minutes from Penn Station; a modern English type brick stucco house of 13 rooms and 3 baths, with sleeping porch and attractive screened-in piazza. Also summer house and garage. All improvements, including new gas, electric, high elevation, overlooking Sound and entire skyline of New York. 5 minutes to R. R. station. Grounds of about 1 acre. Beautifully landscaped. Fruit trees and shrubs, flowers and vegetable gardens. Possession immediate.

**Price \$35,000. Terms Favorable.**  
Phone Great Neck 176-W.  
Or Write R. W. McPHEE,  
Great Neck, L. I.

**\$3,500 CASH**  
Permanent first mortgage \$10,000, balance payable like rent; beautiful corner plot; excellent sun porch, large living room with open fireplace; 3 bedrooms, 2 baths, steam, gas, electricity; excellent neighborhood; 35 minutes from N. Y. Address W. J. LOCKWOOD, 50 Union Sq., 207 Y. C. Phone State, 0027.

**NEW SUMMER BUNGALOWS**  
Just being built at  
**FREEPORT**  
LONG ISLAND

Ready for occupancy May 1st  
4 Rooms and Bath on plot 30x100  
Best Boating, Bathing and Fishing  
\$3250 On Easy Terms

**JOHN J. RANDALL CO.**  
15 N. Long Beach Ave., Freeport, N. Y.

**HOME IN COUNTRY NEAR WATER**  
40 minutes New York; old home, 8 rooms, all improvements. Large plot, all kinds of fruit, berries, large garden, children's play, 10 minutes to station and water. Convenient to village and school. Low price \$7,000. Phone appointment to see.  
**DANIEL GERARD, 1270 B'way, N. Y.**

**NORTH SHORE**  
Best Properties for Sale and Lease.  
**WHEATLEY HILLS**  
REAL ESTATE CORPORATION,  
95 Liberty St., N. Y. Cort. 4607.

**ASK MR. HALLERMAN, FLUSHING, L. I.**

**Harvey Crow** Great Neck Real Estate, 622 3rd Av., Vanderbilt 4048.

Houses Along the Great South Bay  
**JEREMIAH ROBBINS, Bayshore, L. I. Tel. 20.**

## REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

**In Finest Section of New Rochelle**

125 ft. frontage; fine native trees; rare shrubbery; charming house nearly new; superbly built; the construction; tiled roof; Colonial center hall; large living room and sun porch; dining room, walls wainscoted with rare mahogany; 4 large master bedrooms and 2 baths; 2 servants' rooms and bath; 2 car bays; the garage. A property of first class. Special reasons compel sale. \$40,000. A great bargain value.

**Allabough & Son,**  
26 North Ave. Tels. 600 & 971 New Rochelle.

**Extremely Artistic Home**  
New Rochelle. In charming park section; all excellent surroundings; adjacent; 5 minutes business center; 8 minutes train station.  
Long Island Sound. Wonderful native shade. Terraced plot over 100 ft. frontage. Superior construction, only 4 years old; 5 bedrooms, 2 fine bathrooms, hot water heat, hardwood floors, white enameled trim, expensive fixtures. A gem. \$30,000.

**Allabough & Son,**  
26 North Ave. Tels. 600 & 971 New Rochelle.

**\$500 CASH**  
Will buy at Bryn Mawr, on outskirts of Bronxville, a choice 1 room house on large plot, with fine old shade. The house is exceptionally well built, with many innovations for easy housekeeping; has every improvement and is Dutch Colonial of wide, white pine. The price is \$100.00. Easy terms. **ROBERT E. FARLEY ORGANIZATION, 12 E. 4th St., N. Y. C. Murray Hill 7200.**

**NEW ROCHELLE.**  
Real sacrifice, modern home, 7 rooms, tile bath, gas, electric light, hot water heat, hardwood floors and trim throughout; plot 40x150. Asking price, \$10,000. Terms arranged to suit. **REYNARD & KRAFT**  
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**AT SCARSDALE**  
TWO ACRES  
Modern dwelling, 14 rooms, 3 baths, 3 car garage, large lawn and vegetable garden; heat, station, trolley and schools. Price \$51,000. Might rent furnished.  
**FOX REALTY CO., 51 East 42d St., N. Y.**

**COUNTRY ESTATES AND HOMES.**  
Sale or Rent.  
**KENNETH IVES & CO.,** Murray Hill 6037.  
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**PRINCE & RIPLEY** COUNTRY HOMES, 437 5th Av., N. Y. C.  
Connecticut—Sale or Rent.

**SOUND BEACH, CONN.**  
Furnished Houses on Beach  
To let or for sale.  
**E. BENI LOCKWOOD, Tel. Sound Beach 210**

**SLAVIN REAL ESTATE**  
A. M. BOLES, REAL ESTATE, 600 Greenwich, 5th av. W. T. F. DAY  
Furnished Houses, 5th av. Tel. 544.

New Jersey—Sale or Rent.

**Save by Buying With the Money You Now Lose in Rent.**

**REAL ESTATE WANTED.**

I WILL pay from \$25,000 to \$50,000 for a gentleman's country place, from 3 to 5 acres containing a Colonial type of building with about 10 rooms and two or three baths and 2 car garage or stable, not over 1 hr. from Grand Central Sta., N. Y. City, by train, or one mile from railroad sta. Must have all modern improvements, well planned grounds with plenty of trees and shrubs, and be well built and of artistic appearance. Please give full details with pictures to JAMES MARTINE, Room 304, 41 Park Row, New York City.

For \$27,500 cash, balance like rent, price \$11,000; plot 100x160 ft., a big room, fine tiled bath, wide verandas, big stone basement, in select, quiet neighborhood, near lakes, golf and country clubs, churches, schools, easy commutation; express service; 12 minutes from Grand Central Station. A HOME FOR YOUR OWN PRICE ALMOST I have a home that I built to occupy for the rest of my lifetime, but a death has made me wish to sell, and being left alone I shall get rid of it and its associations at once. If you are looking for a complete home at a nominal figure of \$18,000 (it cost me \$35,000) you can get this one, and if desired I will sell the furniture and even the food in the house. I want to move out, so the incentive to keep and live in it is gone. It is in Farmingdale, N. Y., 75 minutes from New York City via Jersey Central R. R. If you will look and want a home I know you will buy 10 rooms and 4 baths; perfect in all details. Oriental rugs, Prigioni's electric box, mahogany furniture, hair mattresses, solid silverware, and many other things. Kitchen range, Detroit vapor oil stove, cork floor in kitchen, oak floors elsewhere; plate glass windows, library of hundreds of volumes, couches, pictures, mirrors, Victrola and records, all home carved fruits and vegetables, electric lamps, linen, bedding, coal, wood, etc. Lot is 50x170, house 30x35 ft., 2 car garage, and many other things. Colonial architecture. House only 10 years old; asbestos roof; frame construction; Welsh slate veranda; copper leaders; copper screens all over the house. Nothing but the very best that could be had was put in this home. Photos on request. GEORGE, Box 212, Farmingdale, N. Y.

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MANHATTAN OR BRONX  
WHY CARRY A DEAD BURDEN?  
WE MAKE THEM PRODUCTIVE!  
SEND LOCATION AND PARTICULARS.  
SHAW, ROCKWELL & SANFORD,  
1 WEST 12TH ST.

**FACTORIES FOR SALE OR RENT.**  
"LONG ISLAND CITY"  
Left space 5,000 to 100,000 Square Feet.  
**ROMAN CALMAN COMPANY,**  
Bridge Plaza  
LONG ISLAND CITY

**LONG ISLAND CITY**  
FACTORY SPECIALISTS  
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845 BROAD ST., NEWARK, N. J.

**ROYAL TON BROS. CO.**—Factory sites, water, tram, 87 Smith St., Perth Amboy, N. J.

**Trembley Co., Inc.** Industrial Waterfronts,  
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From Battery to 14th St., Inclusive.

**Cunard Building**  
Office space to Sub-Let on the 15th Floor, up to 24,000 Sq. Ft.

Without question the finest space available in the downtown district

**\$3 to \$5 per Sq. Ft.**  
Possession Positively May 1st

**Wm. A. White & Sons**  
Established 1858  
46 Cedar Street  
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**THE BEST IN LAKEWOOD**  
ESTATES  
FARM  
COUNTRY  
HOMES  
**SMOCK AGENCY INC.**  
124 2nd St. LAKEWOOD, N. J.

**MOUNTAIN LAKES, N. J.**  
Modern stucco, 10 rooms and two baths; covering 2 1/2 acres; garage attached; overlooking lake; up to date and bargain at \$30,000. Free and clear.  
**CHAS. & LEVINE,**  
123 Kingston Ave., Brooklyn.

**MONTCLAIR PROPERTIES**  
**FRANK HUGHES-TAYLOR (G)**  
Most complete list of furnished houses  
in the Montclair section.  
**MILAN ROSS AGENCY,**  
ESTABLISHED 1885.  
Opposite Main R. R. Station,  
ASBURY PARK, N. J.

**STATES FARM COUNTRY HOMES**  
**SMOCK AGENCY INC.**  
124 2nd St. LAKEWOOD, N. J.

**MOUNTAIN LAKES, N. J.**  
Modern stucco, 10 rooms and two baths; covering 2 1/2 acres; garage attached; overlooking lake; up to date and bargain at \$30,000. Free and clear.  
**CHAS. & LEVINE,**  
123 Kingston Ave., Brooklyn.

**Broadway Wall Street**  
**STORE 12x30**  
POSSESSION MAY 1st.  
UNITED CIGAR STORES CO.  
44 W. 18th St.  
PHONE WATKINS 8000

**BANKING SPACE**  
H. C. BEAVER  
22 Broadway, N. Y. C.

**NEW LOWTS WITH ELEVATOR**  
44 West 38th St.  
NEW STORE AND BASEMENT.  
28 West 39th St.

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East River to North River.

**Bank Building Offices on 5th Ave.**  
At Side Street Rentals

**Columbia Trust Building**  
5th Ave. & 34th St.

**OFFICES & OFFICE FLOORS FOR RENT**  
IMMEDIATE OCCUPANCY

**HARRIS, VOUGHT & CO.**  
6 EAST 46 ST. TEL. VANDERBILT 31

Renting Office in the Building  
MAX N. NATANSON, Owner

**OFFICE SPACE**  
IN UNITS OF  
**500 TO 3,000 FT.**  
**BROADWAY BELOW WALL**  
—EXCELLENT LIGHT—  
APPLY ROOM 2130 42 BROADWAY

**OFFICE SPACE**  
IN UNITS OF 350 UP TO 4,500  
SQUARE FEET  
Exceptionally Light  
Convenient to All Transit Centres

**Stewart Building**  
(Modernized—Up to date)  
280 BROADWAY  
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YOUR OWN BROKER

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**THE BORDEN BUILDING**  
Madison Avenue  
at 45th Street

The discriminating tenant judges the desirability of an office building by its location, its abundance of light, the efficiency of its service, the completeness of its equipment and the character of its owner and tenants.

Institutions of standing are invited to inspect the new Borden Building.

Rental Agent at the building  
**BRADY & BOWMAN, Inc.**  
Agents  
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Possession May First

**PENN. TERMINAL BLDG.**  
7th Av. 30th to 31st St.

**OFFICES FLOORS**  
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Moderate Rentals. No Manufacturing.  
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33 W. 42d St. or Your Own Broker.  
Agent on Premises Daily and Sunday

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1655 BROADWAY  
Entire Block, Broadway  
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**SMALL OFFICES**  
TO  
**ENTIRE FLOORS**  
Each office facing a thoroughfare, direct outside light.  
TRANSIT FACILITIES AT DOOR  
Most Reasonable Rents in Section.  
Arcade—3 High Speed Elevators  
AGENT ON PREMISES, OR  
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